

CITY OF SANTA BARBARA

John Clark
Chair

AIRPORT COMMISSION

June 21, 2006

AGENDA

Patricia Griffin
Vice-Chair

William R. Gilbert
Karen Kahn
Dolores Johnson

Karen Ramsdell
Airport Director
Hazel Johns
Assistant Airport Director
Tracy Lincoln
Airport Operations Manager
Jeff McKee
Environmental Compliance Officer
Rebecca Fribley
Property Management Specialist



ORDER OF BUSINESS: The regular Airport Commission meeting begins at 7:00 p.m. in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

PUBLIC COMMENT: At the beginning of the meeting any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes. If you wish to address the Airport Commission under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

SPEAKERS: Any person wishing to speak to an item on the agenda must complete and deliver to the Airport Director a "Request to Speak" form prior to the time that the item on the agenda is read by the Chair. The Chair may limit the time allowed to speak.

REPORTS: Copies of reports relating to agenda items are available for review in the Airport Administration office.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CALL TO ORDER

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

NOTICES

2. That on Friday, June 16 at 3:00 p.m., the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.
3. That the Airline Terminal Design Sub Committee met on Wednesday, May 24, at 9:00 am in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
4. That the Lease Review Sub Committee met on Thursday, June 15, at 9:00 am in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
5. That the Noise Abatement Committee will meet on Wednesday, June 28, at 10:00 am in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.

CONSENT CALENDAR

6. SUBJECT: MINUTES

RECOMMENDATION: That Commission waive the reading and approve the minutes of the meeting of Wednesday, April 19, 2006

7. SUBJECT: CONCESSION AGREEMENT – M/E, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a four (4) year Concession Agreement with M/E, Inc., a California Corporation, for operation of a news and gift concession in the Airline Terminal, 500 Fowler Road, at the Santa Barbara Airport, effective July 1, 2006.

8. SUBJECT: OPERATING AGREEMENT – PACIFIC CAPITAL BANK, N.A.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a five (5) year Operating Agreement with Pacific Capital Bank, N.A., a National Association, dba Santa Barbara Bank & Trust, for operation of an Automated Teller Machine (ATM) at the Santa Barbara Airport, effective August 1, 2006, at a graduated rental of no less than \$500 and no more than \$2,000 per month, based upon the number of Non-Customer ATM transactions.

9. SUBJECT: LEASE AGREEMENT – A.G.S. WALL SYSTEMS, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with A.G.S. Wall Systems, Inc., a California Corporation, for 5,000 square feet of unimproved land at 105 Kenneth Roberts Road, at the Santa Barbara Airport, effective May 1, 2006, for a monthly rental of \$631, exclusive of utilities.

10. SUBJECT: CONSENT TO ASSIGNMENT OF CONCESSION AGREEMENT FROM CREATIVE HOST SERVICES, INC. TO CREATIVE HOST SERVICES, USA LLC

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Consent to Assignment of the Concession Agreement between the City of Santa Barbara and Creative Host Services, Inc., a California Corporation, for the operation of a food and beverage concession at the Santa Barbara Airport, to

Creative Host Services, USA LLC, a subsidiary of EQT, a privately held international equity group.

11. SUBJECT: WI-FI AGREEMENT WITH AIRPORT NETWORK SOLUTIONS

RECOMMENDATION: That Airport Commission approve and authorize the Airport Director to execute a four year Operating Agreement, with one one-year option, with Airport Network Solutions, a subsidiary of ICOA, Inc, for the development, installation and operation of a Wireless Local Area Network at the Airline Terminal, effective upon completion of installation, for an annual minimum guarantee of \$5,000 or 25% of gross receipts, whichever is greater.

ADMINISTRATIVE REPORTS

12. SUBJECT: CITY OF GOLETA AND COUNTY PRESENTATION – EKWILL / FOWLER PROJECT

RECOMMENDATION: That Commission receive an oral report on the Ekwill / Fowler Project.

13. SUBJECT: AIRPORT ANIMAL ORDINANCE AMENDMENT

RECOMMENDATION: That Commission recommend that City Council introduce and subsequently adopt, by reading of title only, an ordinance of the Council of the City of Santa Barbara amending the Municipal Code by amending Section 18.08.170 pertaining to animals on Airport property.

14. SUBJECT: SELECTION OF KING COMMUNICATIONS FOR AIRLINE TERMINAL IMPROVEMENT PROJECT PUBLIC INFORMATION PROGRAM

RECOMMENDATION: That Commission recommend that City Council execute a contract with King Communications in the amount of \$250,000 for a public information program for the Airline Terminal Improvement Project.

15. SUBJECT: RENTAL CAR CONCESSION AGREEMENTS

RECOMMENDATION: That Airport Commission approve and authorize the Airport Director to execute four five-year Rental Car Concession Agreements with:

A. The Hertz Corporation, a Delaware Corporation, for the management and operation of a rental car business in the Airline Terminal Annex, 114 William Moffett Place, at the Santa Barbara Airport, effective August 1, 2006, for an annual minimum guarantee of \$435,000 or 10% of gross receipts, whichever is greater;

B. Vanguard Car Rental USA, dba National, a Delaware Corporation, for the management and operation of a rental car business in the Airline Terminal Annex, 114 William Moffett Place, at the Santa Barbara Airport, effective August 1, 2006, for an annual minimum guarantee of \$417,417 or 10% of gross receipts, whichever is greater;

C. Enterprise Rent-A-Car Company of Los Angeles, a Nevada Corporation, for the management and operation of a rental car business in the Airline Terminal Annex, 114 William Moffett Place, at the Santa Barbara Airport, effective August 1, 2006, for an annual minimum guarantee of \$399,329 or 10% of gross receipts, whichever is greater; and

D. Cendant Car Rental Group, Inc. representing Budget Rent A Car System, Inc., a Delaware Corporation, for the management and operation of a rental car business in the Airline Terminal Annex, 114 William Moffett Place, at the Santa Barbara Airport, effective August 1, 2006, for an annual minimum guarantee of \$354,108 or 10% of gross receipts, whichever is greater.

16. SUBJECT: LEASE AGREEMENTS WITH BDC GATEWAY ASSOCIATES, LLC AND BDC GATEWAY RETAIL, LLC, AT THE AIRPORT

RECOMMENDATION: That Airport Commission recommend City Council to:

A. Approve and authorize the Airport Director, subject to City Attorney approval, to execute an Agreement and Escrow Instructions between the City and BDC Gateway Associates, LLC, A California Limited Liability Company, and BDC Gateway Retail, LLC, a California Limited Liability Company setting forth the agreements concerning the two leases for the development of 160,000 square feet of commercial/industrial space and approximately 20,000 square feet of service retail on approximately 14.7 acres of land at 6100 Hollister Avenue at the Santa Barbara Airport;

B. Approve and authorize the Airport Director, subject to City Attorney approval, to execute a fifty (50) year Lease Agreement with BDC Gateway Associates, LLC, a California Limited Liability Company, for construction and management of 160,000 square feet of commercial/industrial space at 6100 Hollister Avenue at the Santa Barbara Airport, for a monthly base rental of \$29,861.08, effective upon recordation of the Memorandum of Lease; and

C. Approve and authorize the Airport Director, subject to City Attorney approval, to execute a fifty (50) year Lease Agreement with BDC Gateway Retail, LLC, a California Limited Liability Company, for the construction and management of 20,000 square feet of service retail space at 6100 Hollister Avenue at the Santa Barbara Airport, for a monthly base rental of \$6,388.92, effective upon recordation of the memorandum of Lease.

17. SUBJECT: COMMERCIAL/INDUSTRIAL LEASE RATES FY'06 – '07

RECOMMENDATION: That Airport Commission concur with the proposed Fiscal Year 2006-07 Commercial Industrial Rental Rates for land and buildings at the Airport, effective July 1, 2006.

18. SUBJECT: LEASE AGREEMENT – SANTA BARBARA AIRPORT AUTO CENTER, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a five (5) year Lease Agreement with Santa Barbara Airport Auto Center, Inc., a California Corporation, for 92,500 square feet of land, including

Buildings 501 and 502, at 6290 Hollister Avenue, at the Santa Barbara Airport, effective August 1, 2006, for a monthly rental of \$10,000, exclusive of utilities.

DIRECTOR'S REPORT

19. A. Airport Operations
 - Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
 1. Air Service
 2. Communications Program
 3. Airport Noise Abatement Program
- C. Capital Projects
 1. Airport Terminal Improvement Project
 2. Drainage Projects
 3. T-Hangar Project
 4. Airfield Safety Projects
 5. Verhelle Bridge Project
 6. Security Access Control System Upgrade
 7. Goleta Slough Tidal Circulation Demonstration Project
- D. Council Actions